

Application No. 11840

Before the Board of Zoning Adjustment, D. C.

Application of James Broady, pursuant to Section 8207.1 and 8207.2 for variances from the lot occupancy, F.A.R. and side yard requirements of the R-5-A zone to permit the construction of an addition to a non-conforming structure as provided by Sections 3303.1, 7107.21, 3302.1, 3305.1, 7107.22 and 8207.11 of the Zoning Regulations at the premise 3316 10th Place, S. E., Lot 77, Square 5738.

HEARING DATE: February 19, 1975

DECISION DATE: February 25, 1975

FINDINGS OF FACT:

1. Applicant proposes to construct a rear addition to an existing single-family dwelling which is a non-conforming structure.

2. The existing single-family dwelling is a row dwelling without required side yards and the proposed addition would have its walls face on the lot lines of both properties abutting the subject property.

3. The addition would also require an area variance 97.47 square feet above the forty (40) percent lot occupancy requirement and an area variance of 67.31 square feet from the .9 F.A.R. requirement.

4. The proposed addition would not encroach or violate the 20 feet rear yard requirement of the R-5-A zone.

5. The applicant testified at the Public Hearing that the proposed addition is necessary to accomodate his family.

6. The proposed addition would be at the level of the second floor and be open underneath.

7. No opposition was registered at the Public Hearing.

CONCLUSIONS OF LAW AND OPINION:

Based upon the foregoing, the Board is of the opinion that the applicant has demonstrated a practical difficulty in attempting to make a beneficial use of his property, as

a. result of strict application of the Zoning Regulations. Notice having been duly served and no opposition raised, the Board concludes, that this variance, if granted would not adversely affect nearby or adjoining property, be detrimental to the public good, or impair the meaning and intent of the Zoning Regulations.

ORDERED:

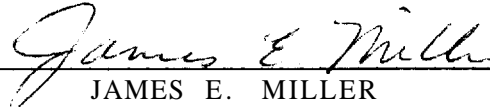
That the above application be GRANTED

VOTE :

5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: MAR 31 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF **SIX** MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER,